



# *CY 2006 REAL PROPERTY ASSESSMENTS*





## *CY 2006 OVERALL CHANGES*

- Real Property increased 20.4% or \$5.58 billion; from \$27.33 billion to \$32.91 billion
- 90% is due to appreciation (\$5.0 billion)
- 10% is new construction (\$584.5 million)



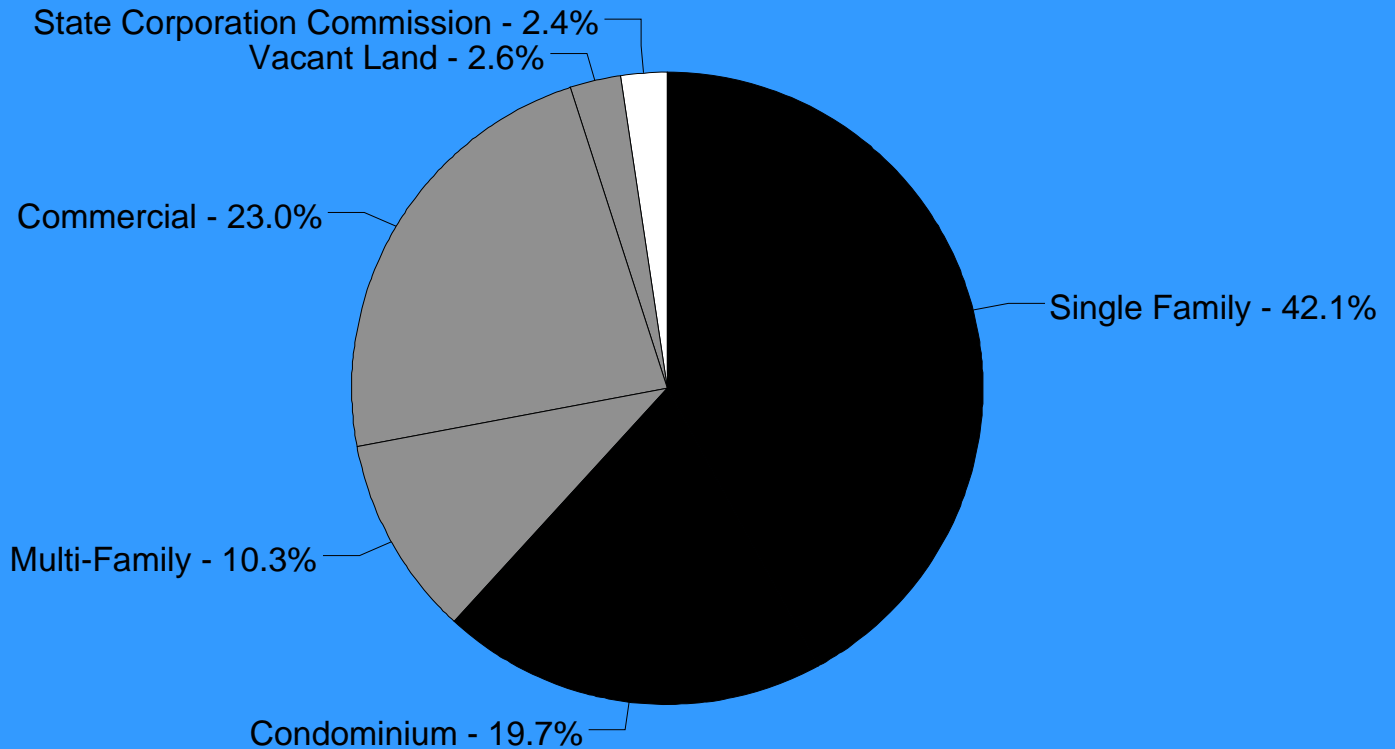
# *CY 2006 OVERALL CHANGES*

## *(cont'd)*

- Residential Tax Base = + 21.8%
- Commercial Tax Base = + 19.6%
- SCC Tax Base = + .9%
- New Growth = + 2.14% or \$584.5 million



# *Real Estate Tax Base Distribution*



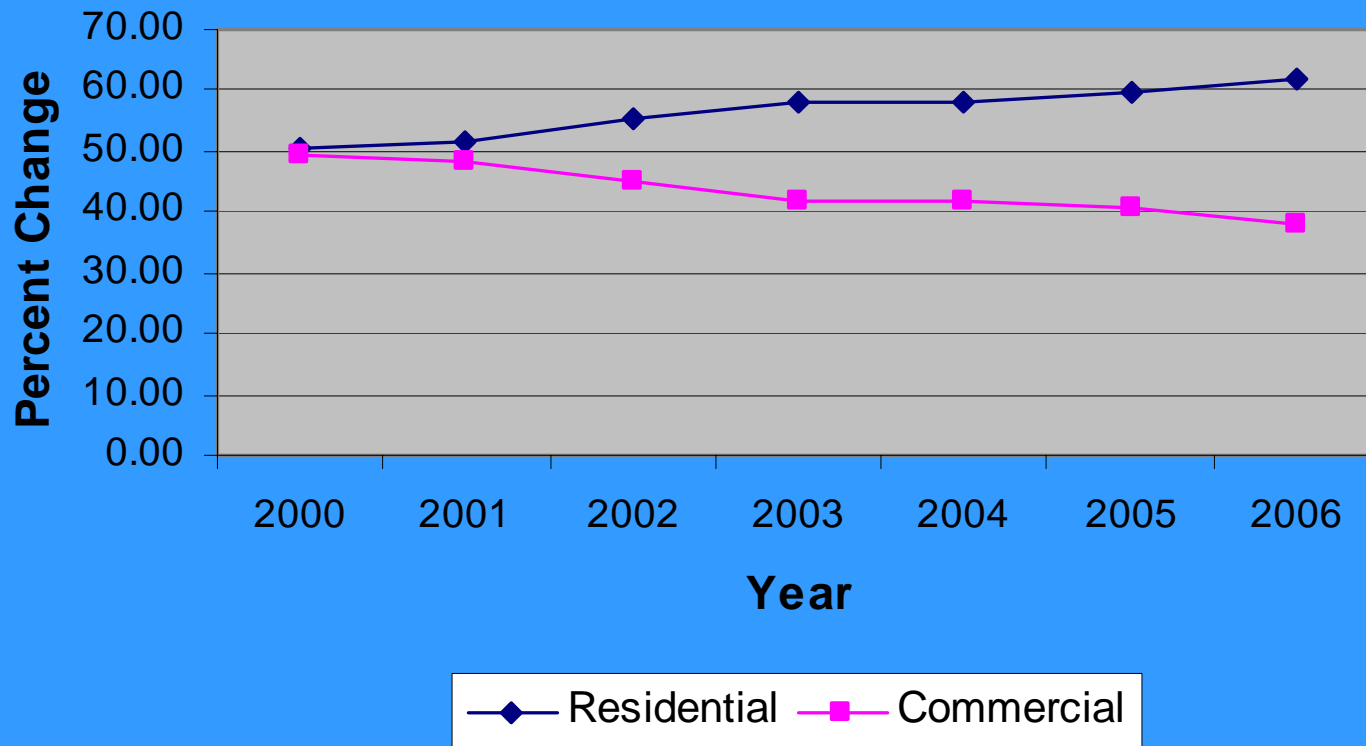
Residential Properties - 61.8%

Commercial Properties - 33.3%

State Corporation Commission - 2.4%



# *Real Estate Tax Base Distribution CY2000 to CY2006*



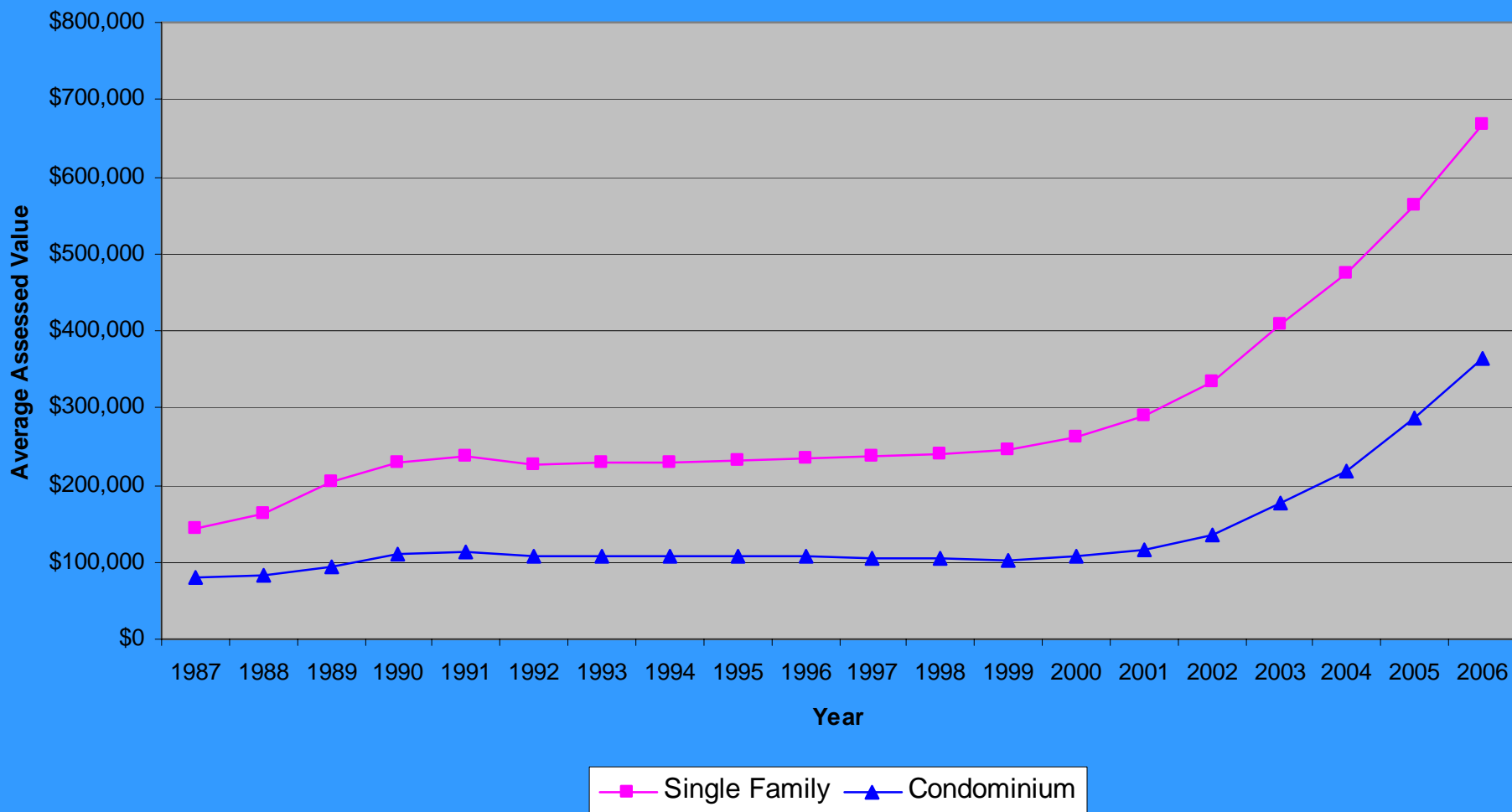


# *CY 2006 RESIDENTIAL PROPERTY*

- Residential real property tax base increased 21.8%, or \$3.64 billion; from \$16.7 billion to \$20.3
  - 89% of the increase is appreciation
- 
- Avg. AV of SF & Condo is \$526,852 up 19.5%
  - Avg. SF = \$667,386 up 18.1%
  - Avg. Condo = \$363,592 up 22.6%

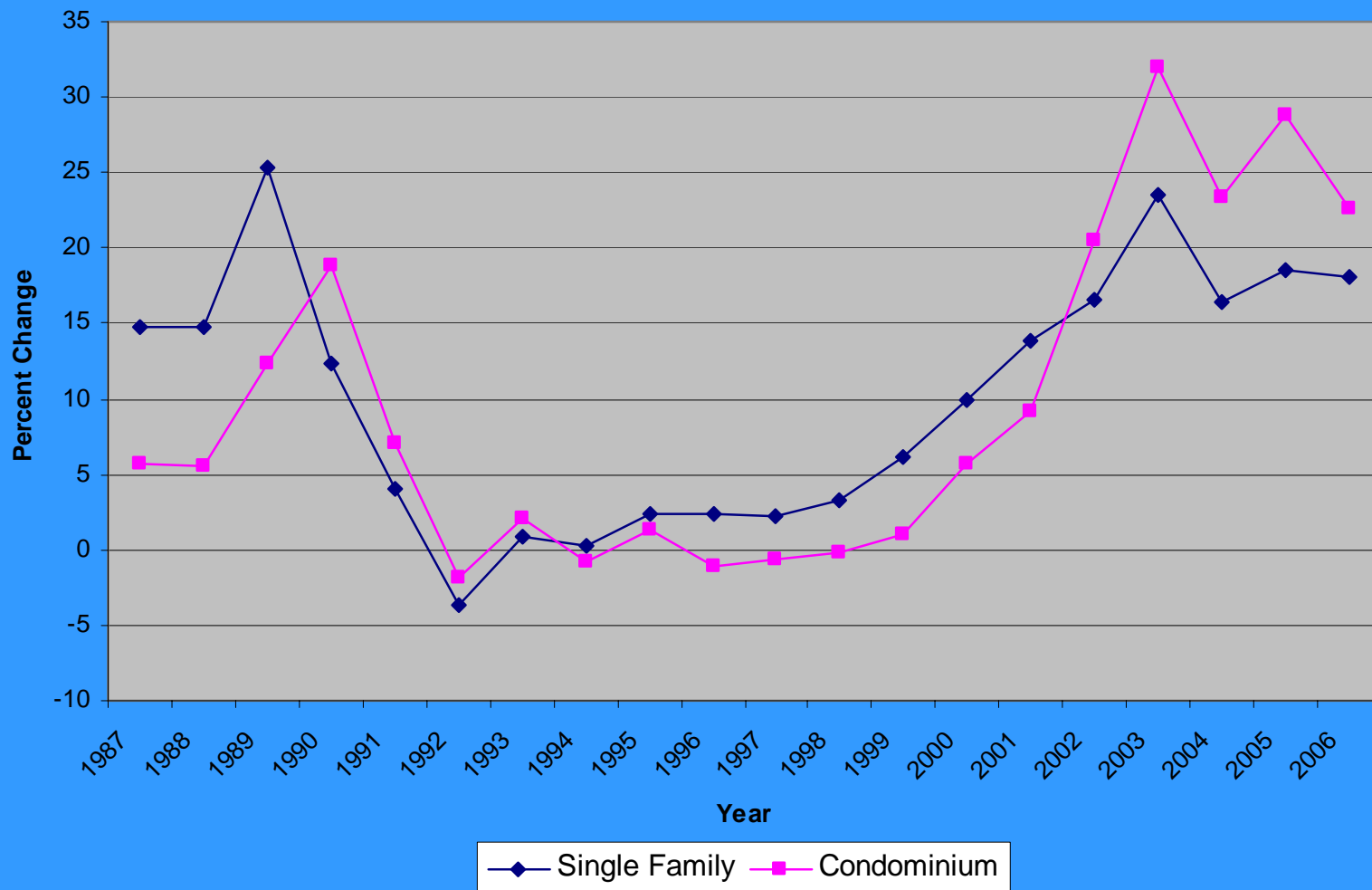


# *Average Residential Assessed Value*

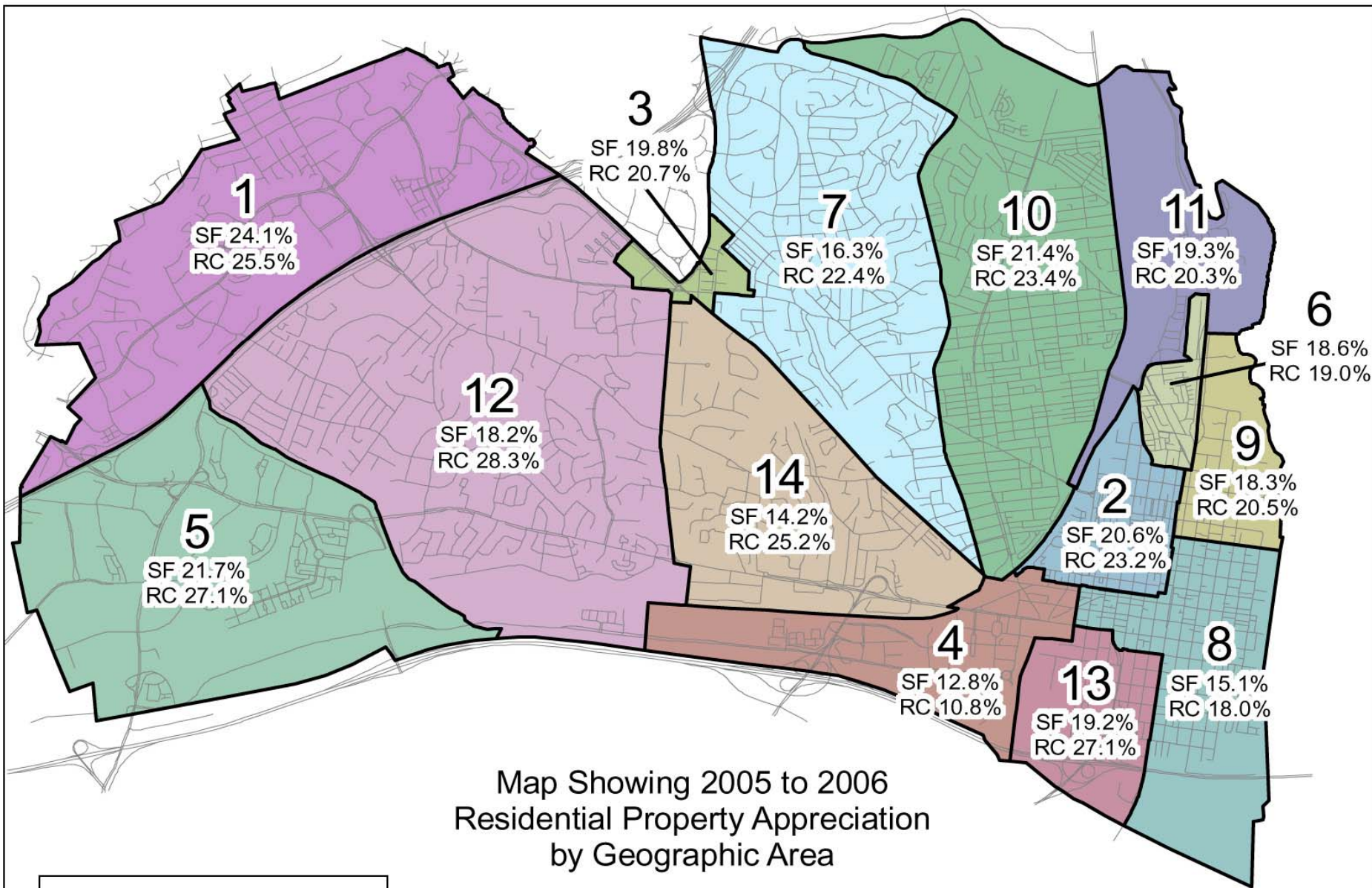




# *Percentage Change in Residential Assessed Value*







# Map Showing 2005 to 2006 Residential Property Appreciation by Geographic Area

City of Alexandria, Virginia

Department of Real Estate Assessments  
January 2006

Map prepared by the GIS Section of  
the Department of Planning and Zoning

## LEGEND

SF - Single Family Residential  
RC - Residential Condominium

## NOTES:

Numbers designate the geographic areas of the City that approximate the small areas developed for the Master Plan revision. The 2006 Notices of Assessment include the study group number. The first two digits of the study group number will designate the geographic area that corresponds with the map.



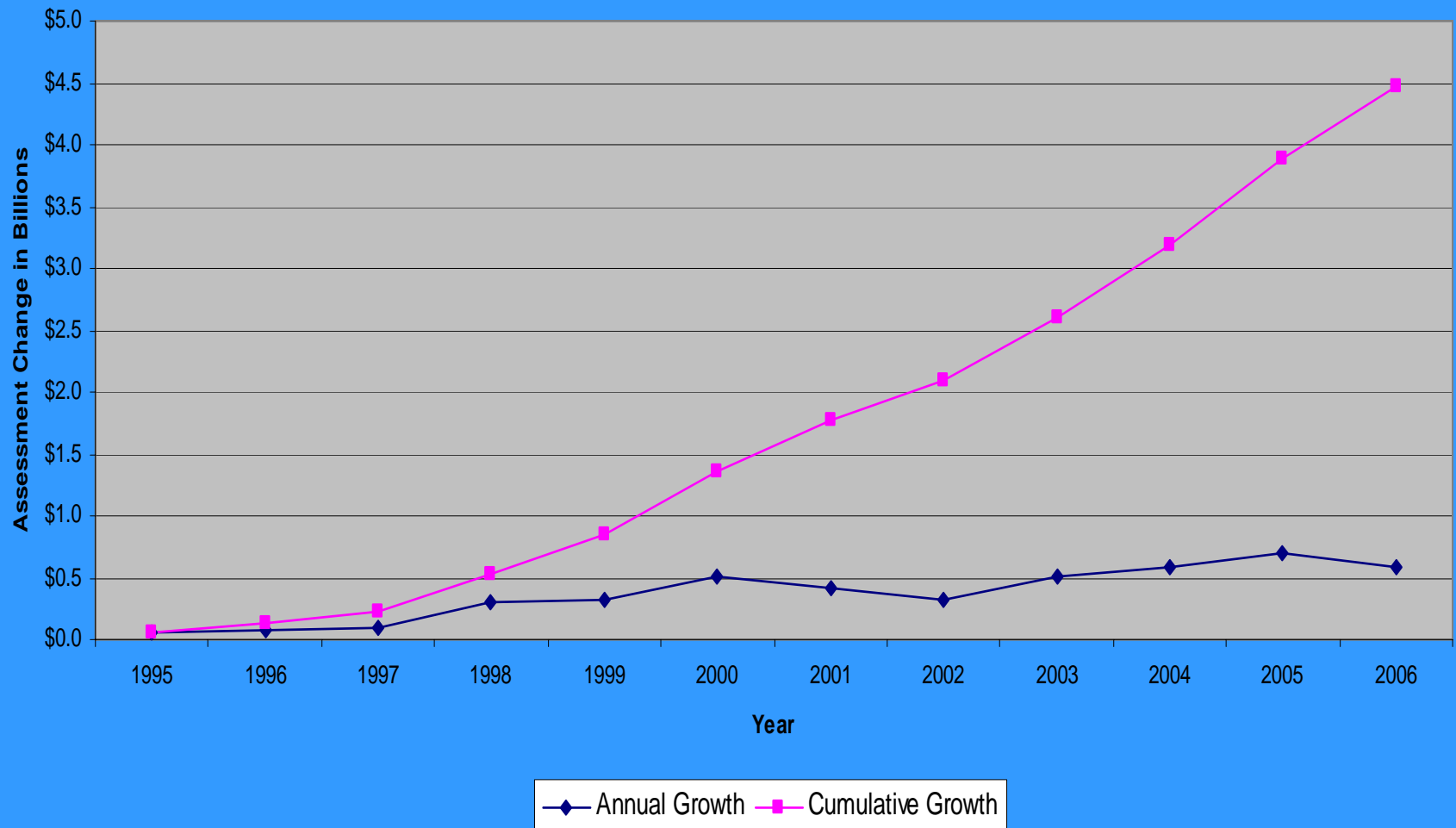
# *CY 2006*

## *COMMERCIAL PROPERTY*

- Commercial property tax base increased 19.6%, or \$1.93 billion
- Commercial properties increased 17.6% on average (Hotels up 28.6%)
- New construction \$191.2 million, or 10% of the increase



# *Dollar Change due to New Growth*

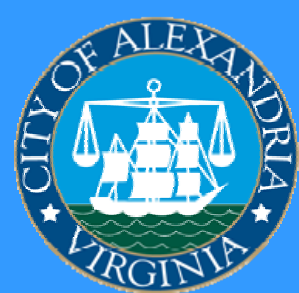




# *ASSESSMENT INFORMATION AND APPEALS*

- Assessments mailed: February 14
- Departmental Review: April 1
- Board of Equalization: July 1
- DREA Phone 703.838.4646
- Web site: [alexandriava.gov/realestate](http://alexandriava.gov/realestate)





## City of Alexandria, VA Real Estate Assessments



### MOST POPULAR

- [Search Property & Sales Data](#)
- [GIS Parcel Viewer](#)
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- [View Tax Maps](#)
- [View Property Appreciation Maps](#)

### GENERAL INFORMATION

- [About the Department](#)
- [2006 Assessment Overview](#)
- [Frequently Asked Questions](#)
- [Sample Assessment Notice](#)
- [Review and Appeal Process](#)
- [Appeals - Rules and Procedures for Hearings](#)
- [Letters of Authorization](#)
- [Income and Expense Survey](#)

### TAX & BUDGET LINKS

- [About the Real Estate Tax](#)
- [About the City Budget](#)
- [Tax Relief for the Elderly and Disabled](#)
- [Affordable Homeownership Preservation Grant Program \(AHOP\)](#)
- [Pay Real Estate Tax by Monthly Auto Bank Debit](#)

Each year, the [Department of Real Estate Assessments](#) appraises each parcel of real estate in the City to assess its estimated fair market value. These values are used by the [Department of Finance](#) to bill for and collect the [real estate tax](#), which accounts for approximately half of the City's annual revenue.

- [Sample Assessment Notice](#)
- [Ejemplo de Aviso de Tasación Inmobiliaria](#)

### IMPORTANT DATES IN 2006

January 1	Effective date of <a href="#">assessments</a>
February 14	<a href="#">Assessment notices</a> mailed to property owners
February 14	City Manager presents proposed FY 2007 <a href="#">budget</a> to City Council
March 13 4:00 p.m.	Budget Public Hearing
March 18 9:30 a.m.	Effective Real Estate Tax Rate Hearing
April 1	Deadline to request review
April 17	Deadline to request <a href="#">tax relief for the elderly and disabled</a>
April 24	City Council sets <a href="#">real estate tax rate</a>
May 1	Deadline for filing 2005 <a href="#">Income and Expense Surveys</a>
May 1	<a href="#">Real estate tax</a> bills mailed to owners
June 15	Deadline to <a href="#">pay</a> first half of real estate tax due, regardless of review or appeal
<a href="#">July 1</a>	Deadline to request <a href="#">appeal</a>
September 1	Deadline to file <a href="#">Application for Affordable Homeownership Preservation (AHOP) Tax Credit Grant</a>
November 15	Deadline to <a href="#">pay</a> second half of real estate tax due

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